

HUDSON & Co.

LOCK UP SHOP FORMER BUTCHERS SHOP TORBAY



Parkside Butchers, 3 Parkside Road, Paignton, TA4 6AE

*** Good Trading position close to Lidl ***

**Currently Fully Fitted as Butchers Shop with a full range of
Fixtures & Fittings & Equipment ***

*** Would suit other Retail uses ***

*** Retail Area with Prep/Store areas to the rear ***

*** New Lease available ***

Offers sought for the Leasehold interest, F & F's and Equipment

TO LET

01392 477497

Parkside Butchers, 3 Parkside Road, Paignton, TQ4 6AE

LOCATION: The property is situated in Parkside Street, which lies just to the east of the main retail area of Victoria Street, and close to Paignton station.

Paignton forms part of the Greater Torbay conurbation and has a population in the region of 48,000, and benefitting from a combined Torbay catchment population in the region of 130,000. Paignton is situated just 5 miles south of Torquay, and 21 miles to the south of Exeter. Paignton is a popular retail centre with many national retail names. The property lies close to Lidl.

DESCRIPTION: The property forms the ground floor of a terraced two-storey building with good window frontage to Parkside Road. The premises provide a retail area that is currently arranged as a butchers shop (its former use) with a refrigerated serve-over counter, clean work surfaces and incorporating a walk-in chiller and freezer with further prep areas and chilled storage to the rear.

The property has an established A1 (Retail use), and offers potential for other retail trades. Interested parties should make enquiries to: **Torbay Borough Council** (Tel: 01803 201201)

ACCOMMODATION:

	sq m	sq ft
Retail areas:	44.29	476
Includes:		
Walk in Chiller	6.03	65
Walk in Freezer	4.46	48
Rear Passage Store	6.67	72
Rear Prep Area	12.77	137
Walk in Chiller	5.50	59
Toilet		

LEASE TERMS & RENT: The property is currently held on a lease that expires on the 30th June 2015 at a passing rent of £6,000 per annum exclusive that is reviewed on a three yearly basis. We are informed that the repairing liabilities are on an internal repairing basis plus the shop front. We understand that the Landlords are prepared to offer a new lease on negotiable terms.

RATES & ENERGY PERFORMANCE:

The entry within the 2010 Rating List relating to the property is as follows:

Description: **Shop & Premises**
Rateable Value: **£1,300**

Energy Performance Certificate: **D**

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BUSINESS POTENTIAL: The property has been associated with a butchers business for many years, and is currently fitted out as such. When trading, the turnover was in the order of £300,000, giving a gross profit in the order of £98,000, employing one proprietor and four employees.

EQUIPMENT: The premises are available with the benefit of the fixtures, fittings, and equipment. A full inventory and details on price are available from the agents. Alternatively such items can be removed by our client to provide a standard lock up shop.

LEGAL COSTS: Each party shall be responsible for their own legal and professional costs incurred in this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment
Through the Sole Agents

HUDSON & Co

Tel: 01392 477497

Contact: DAVID EDWARDS/SUE PENROSE

Email: info@hudsoncom.co.uk

Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.